

Chapter 7: Housing

Housing Tenure By Age

HOUSING TENURE BY AGE

The U.S. Census Bureau collects information on *Tenure by Age of Householder*. This refers to whether a renter or owner occupies a housing unit, and what the age of the owner or renter is. Data on age of householder has been compiled into several age groups: (1) 15 to 24 years, (2) 25 to 44 years, (3) 45 to 64 years, (4) 65+ years.

Between 1990 and 2000, of all households, the overall split between owner households and renter households changed very little; owner households increased from 45% to 46% of all households and, conversely, renter households decreased from 55% to 54% of all households.

Both in 1990 and 2000, young householders (between 15 to 24 years) and senior householders (65+ years) accounted for 7% and 15% of all households respectively. Householders 25 to 44 years are the largest age group of all households, accounting for 47% of all households in 2000, down from 51% in 1990. Householders 45 to 64 years increased from 27% to 31% of all households during the same period.

Overall, renter households tend to be younger (under 44 years) and owner households tend to be older. Except that older renter households tend to be concentrated in Super Neighborhoods extending to the southwest of Downtown, there are few strong spatial trends related to tenure and age.

OWNER HOUSEHOLDS

In 2000, there were 328,997 owner occupied units, a 13% increase since 1990. Both in 1990 and 2000, the largest numbers of owner households were between 45 and 64 years. This age group also experienced the largest increase, with the addition of 22,190 such households.

Householder 15 to 24 Years

Despite an increase of about 1,500 such households since 1990, this group accounted for only 1% of all households in 2000. They are scattered throughout the City.

Householder 25 to 44 Years

Both in 1990 and 2000, householders between 25 and 44 years accounted for approximately 1/3rd of all households. The largest numbers of such owner householders are in Kingwood, Clear Lake and Alief.

Householder 45 to 64 Years

In 2000, 41% of all owner households were between 45 to 64 years, up from 39% in 1990. Kingwood, Clear Lake and Alief have the largest numbers of such households. Home ownership rates for those between 45 and 64 tend to be higher in the northeast and in parts of southern Houston such as Central Southwest and Fort Bend/ Houston Super Neighborhoods.

Householder 65+ Years

In 2000, those in this age group represented 24% of all homeowners, up slightly since 1990.

Chapter 7: Housing

Housing Tenure By Age

Table 7.6

Owner Households by Age of Householder

	Units		% of total	
	2000	1990	2000	1990
15-24	4,101	2,582	1.2%	0.9%
25-44	109,012	107,415	33.1%	36.8%
45-64	136,228	114,038	41.4%	39.1%
65+	79,656	67,984	24.2%	23.3%
Total Units	328,997	292,019	100.0%	100.0%

Change in Owner Households by Age of Householder

	Households		#	%
	2000	1990	change	change
15 to 24	4,101	2,582	1,519	58.8%
25 to 44	109,012	107,415	1,597	1.5%
45 to 64	136,228	114,038	22,190	19.5%
65+	79,656	67,984	11,672	17.2%
Total Households	328,997	292,019	36,978	12.7%

Table 7.7

Renter Households by Age of Householder

	Units		% of total	
	2000	1990	2000	1990
15-24	46,325	43,043	11.9%	12.2%
25-44	229,001	221,690	58.8%	62.9%
45-64	85,174	61,168	21.9%	17.4%
65+	28,722	26,625	7.4%	7.6%
Total Units	389,222	352,526	100.0%	100.0%

Change in Renter Households by Age of Householder

	Households		#	%
	2000	1990	change	change
15 to 24	46,325	43,043	3,282	7.6%
25 to 44	229,001	221,690	7,311	3.3%
45 to 64	85,174	61,168	24,006	39.2%
65+	28,722	26,625	2,097	7.9%
Total Households	389,222	352,526	36,696	10.4%

Chapter 7: Housing

Housing Tenure By Age

Super Neighborhoods with large numbers of homeowners over 65 years are spread throughout the City. A few Super Neighborhoods outside Loop 610 to the north and west stand out as having larger numbers than most: Memorial, Oak Forest/ Garden Oaks and Greater Uptown.

RENTER HOUSEHOLDS

In 2000, renter households made up 54% of all units, down slightly from 1990. Overall, there were 389,222 renter occupied units in 2000, a 10% increase since 1990. The largest numbers of renter households are between 25 and 44 years. While the number of renter households in all age groups increased, those between 25 and 44 years account for a smaller proportion of all renter households, while those 45 to 64 years account for a larger proportion of all renter households compared to 1990.

Householder 15 to 24 Years

Overall, renter householders between 15 to 24 years remained steady at 12 % of all renter households between 1990 and 2000. They are scattered throughout the City.

Householder 25 to 44 Years

This group represents 1/3 of all renters, down slightly from 37% in 1990. The largest numbers of renters in this category were found in the southwest in both 1990 and 2000.

Householder 45 to 64 Years

Householder 45 to 64 years accounted for 22% of all renter households in 2000, a substantial increase from 17% in 1990. With an increase of 24,000 such households, this age group experienced the strongest growth among renter households. Sharpstown, Alief and Greater Uptown have the most renter households in this age category.

Householders 65+ Years

In 2000 this group was 7% of the all renter households down slightly from 1990. The total number of renter households 65+ increased moderately by about 2,097 households between 1990 and 2000. These renters are quite spread throughout the City, though generally the larger numbers are north and west of Downtown. Higher concentrations extend to the southwest from Downtown and can also be found in Greenspoint and Willowbrook.

Chapter 7: Housing

Housing Tenure By Age

Figure 7.5
Owner Households by Age: 2000

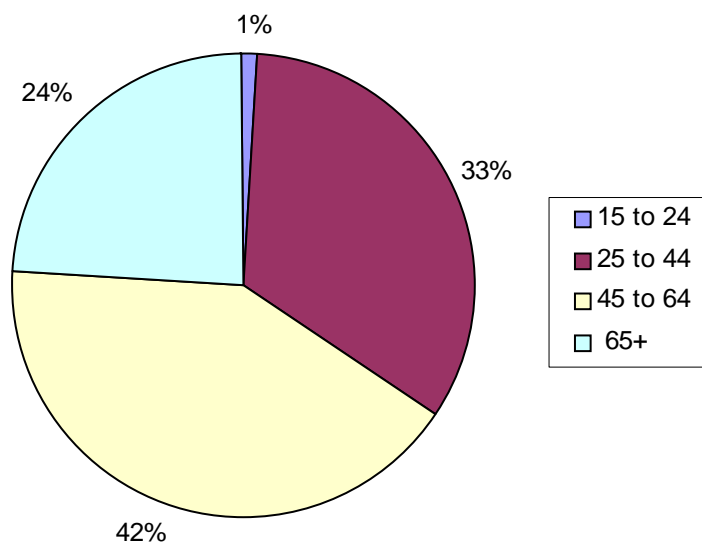


Figure 7.6
Owner Households by Age: 1990

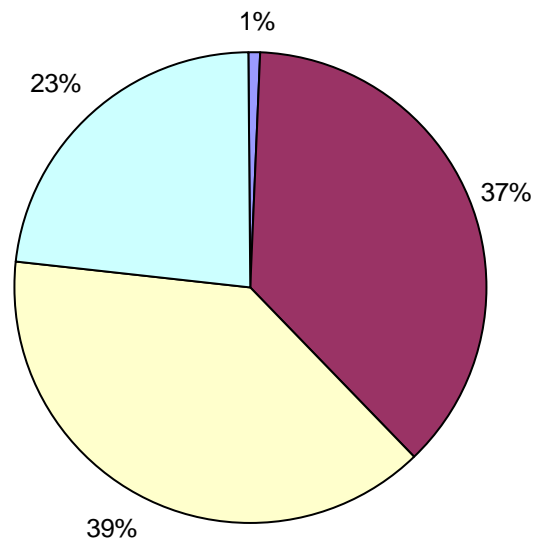


Figure 7.7
Renter Households by Age: 2000

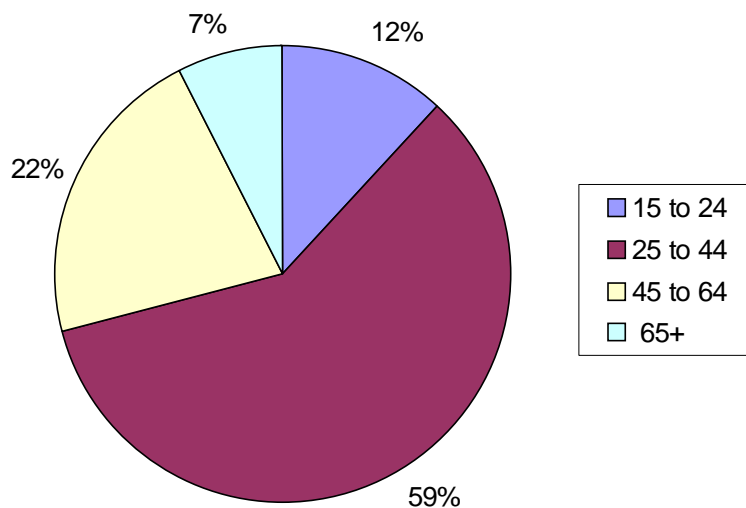
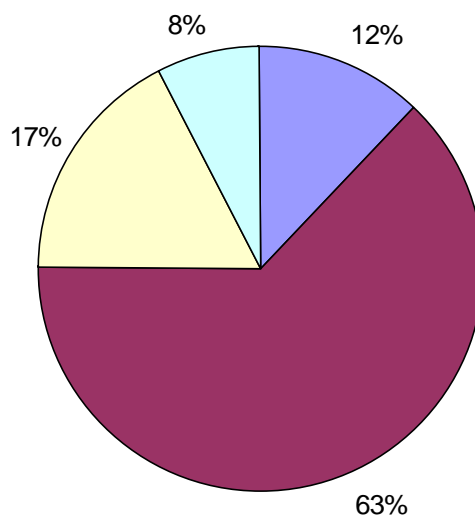
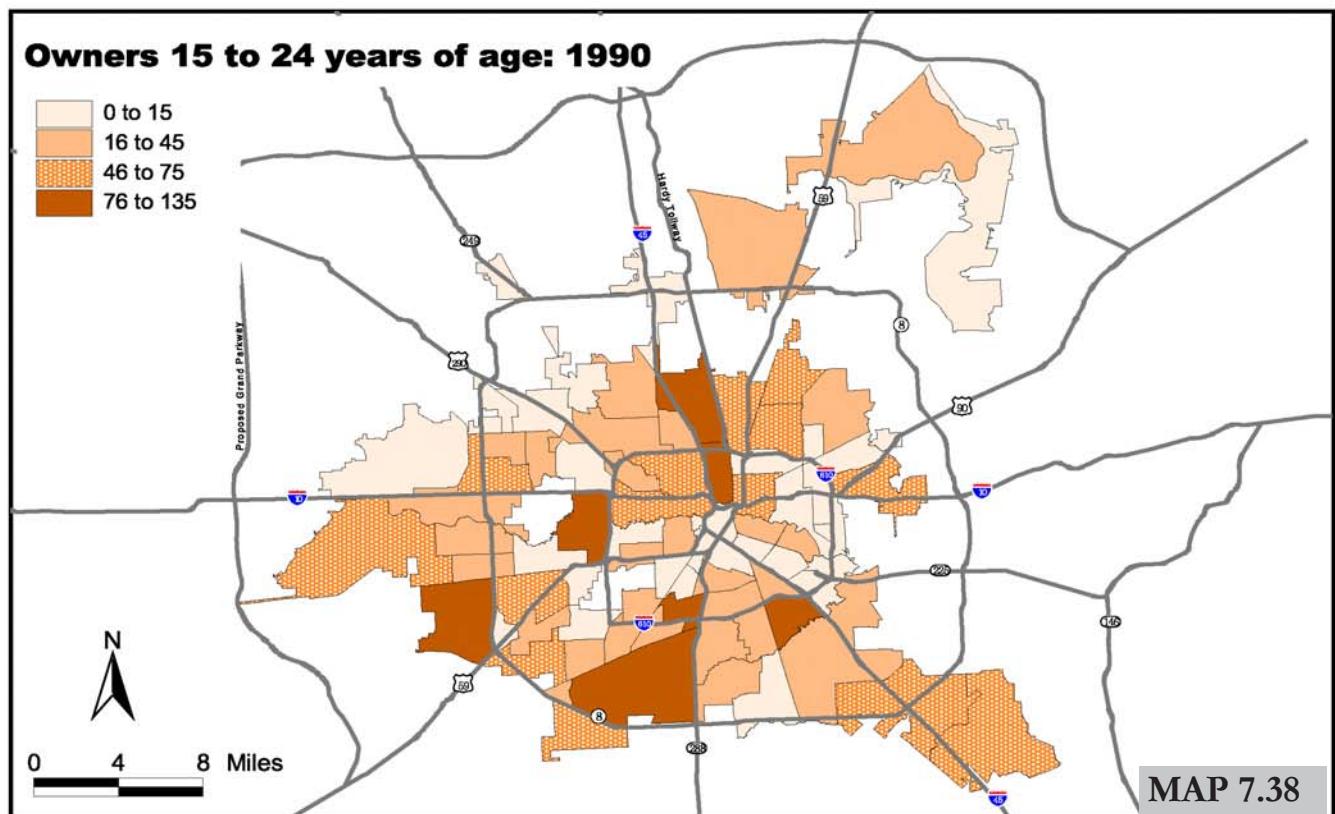
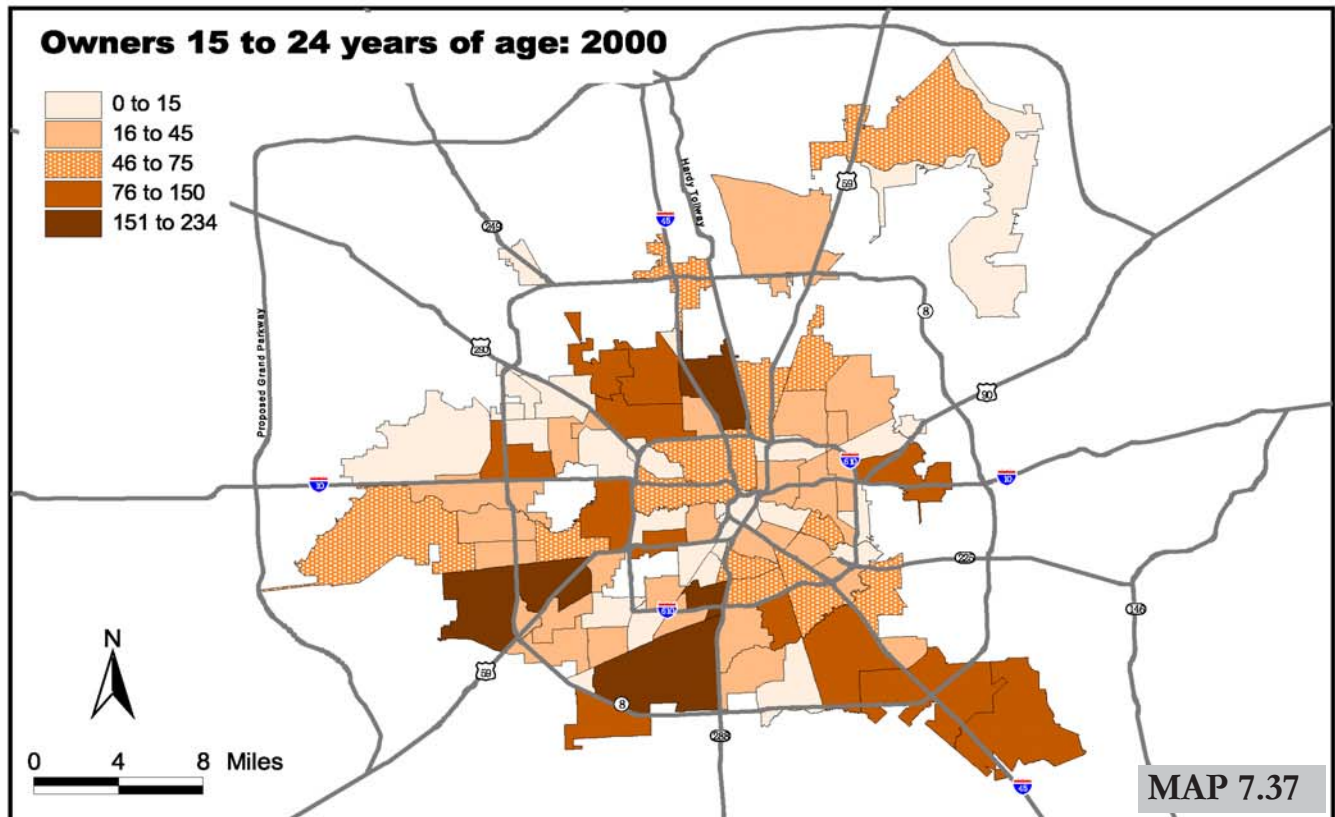


Figure 7.8
Renter Households by Age: 1990



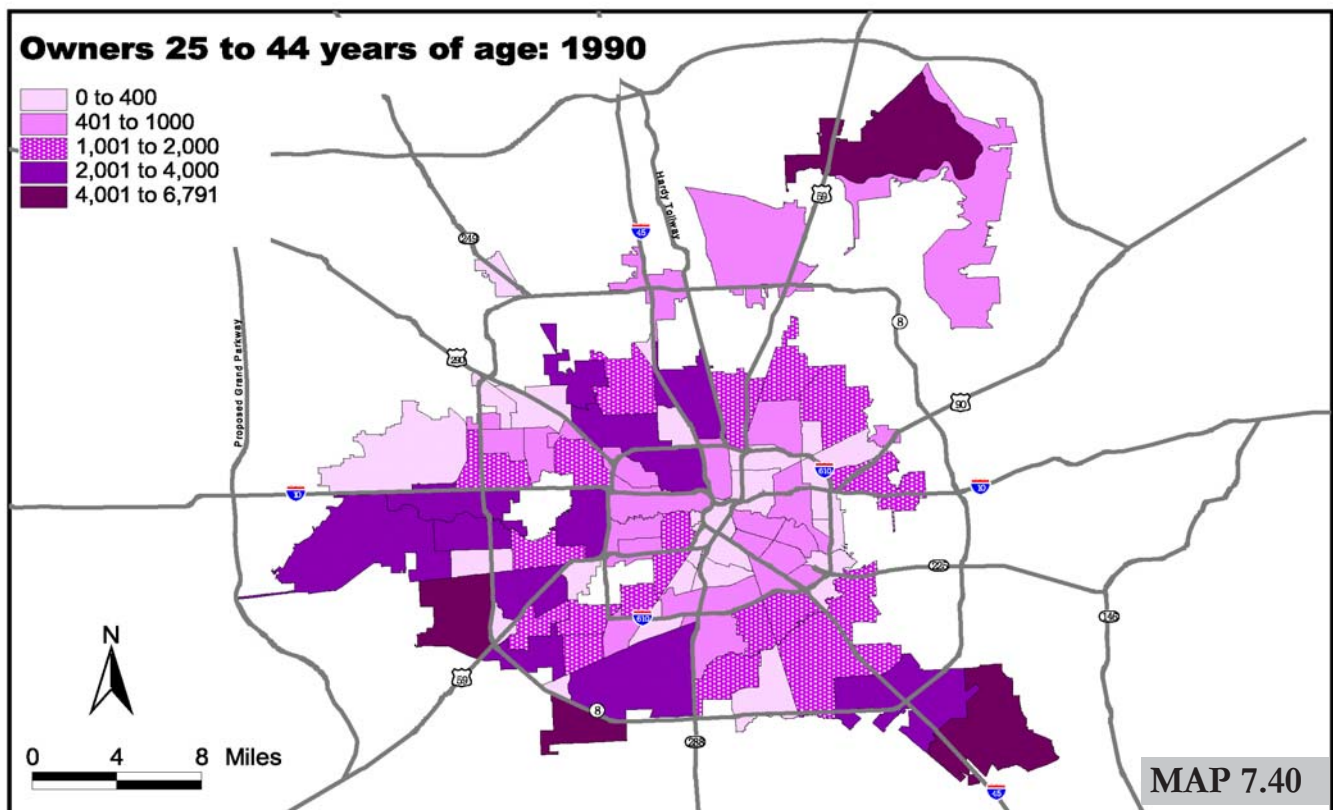
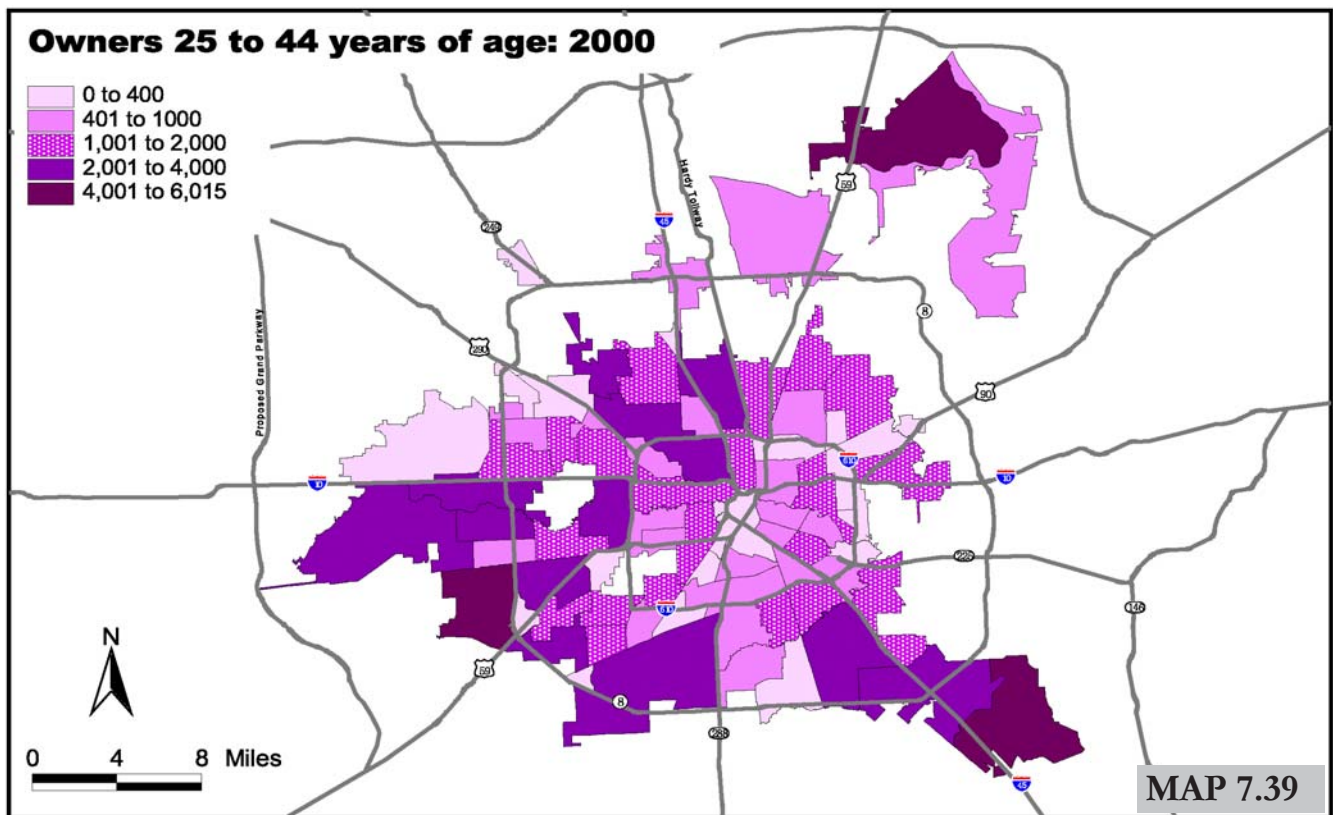
Chapter 7: Housing

Housing Tenure By Age



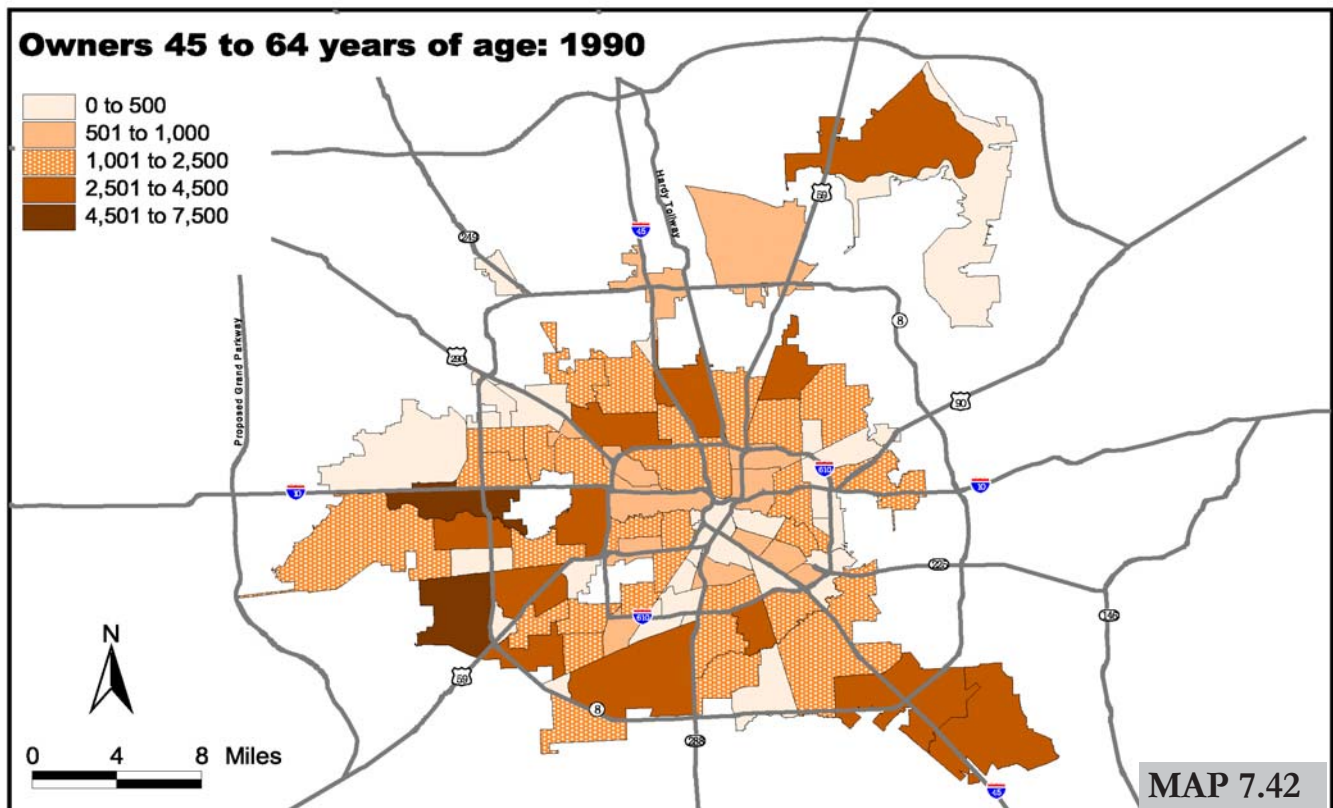
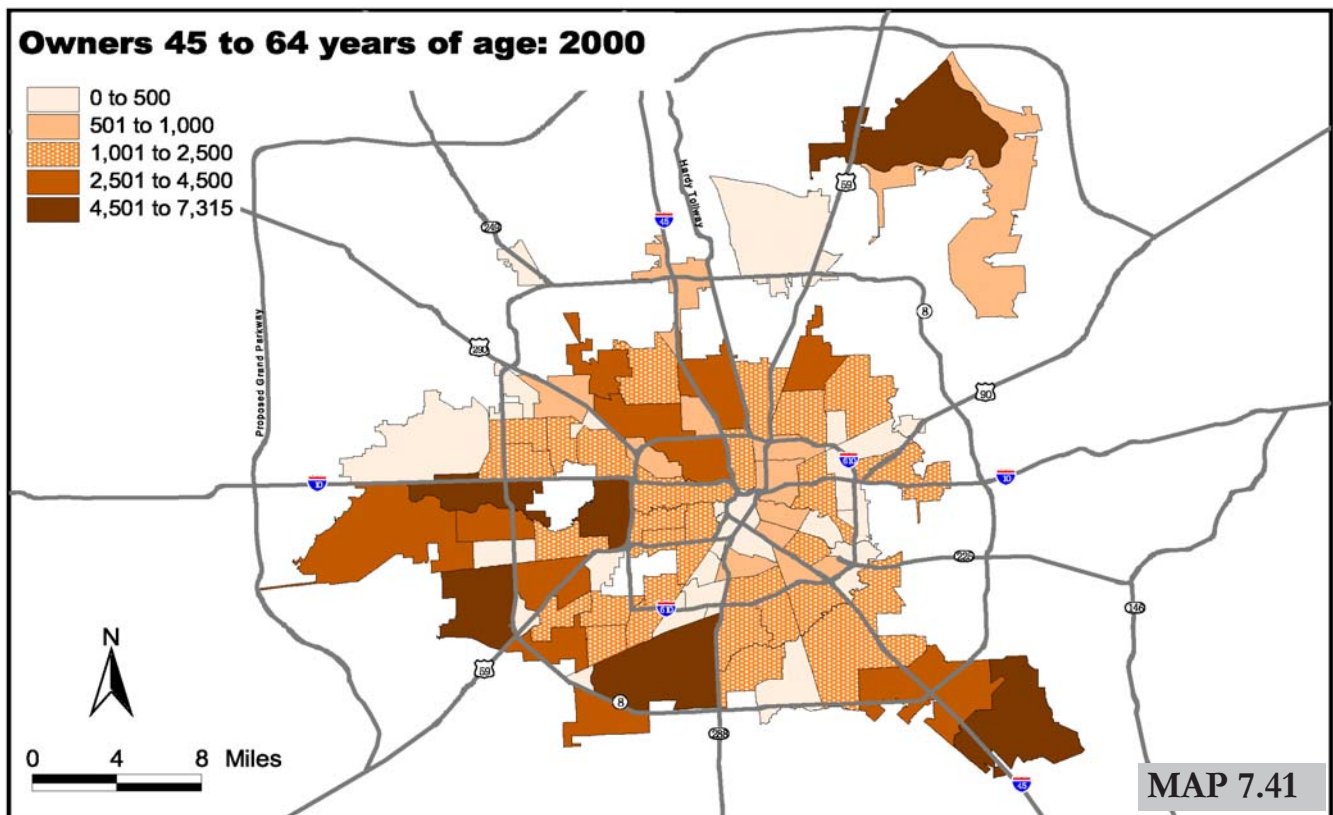
Chapter 7: Housing

Housing Tenure By Age



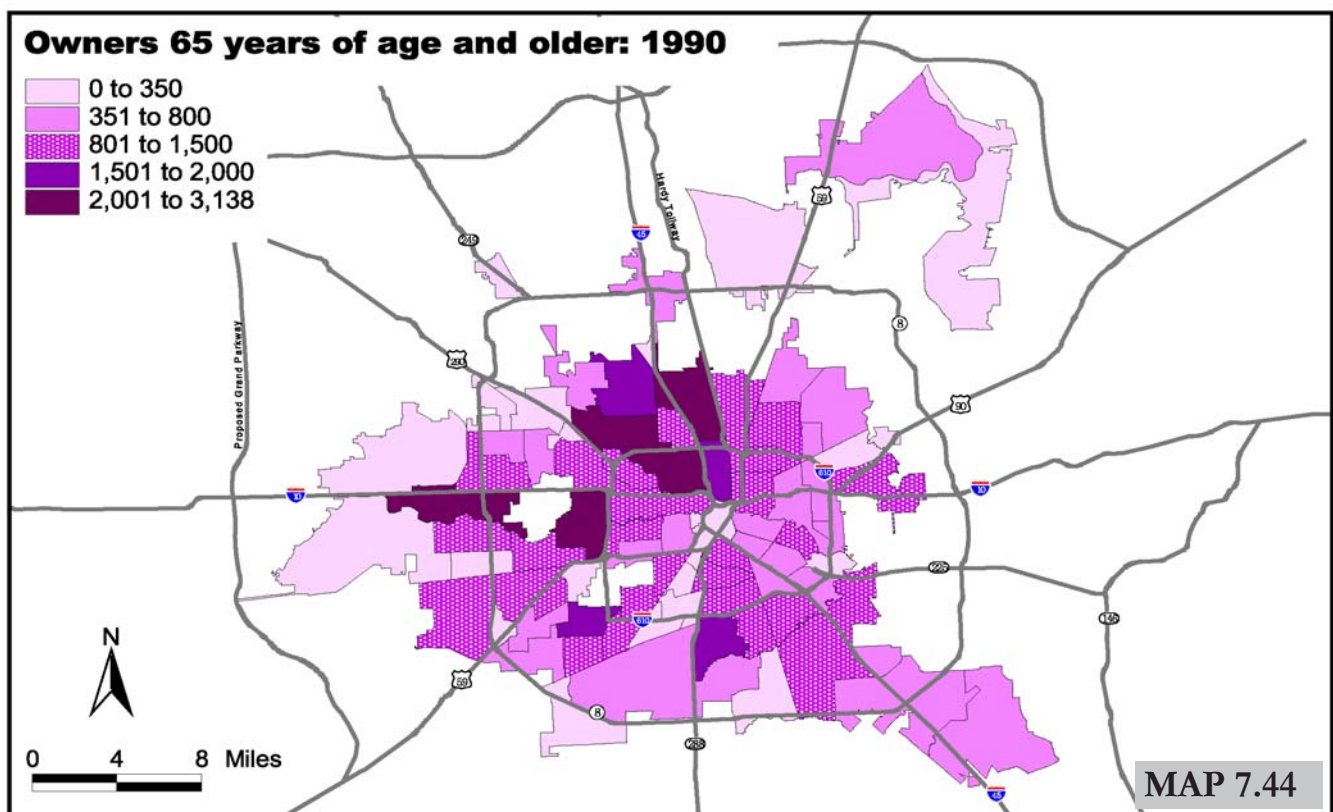
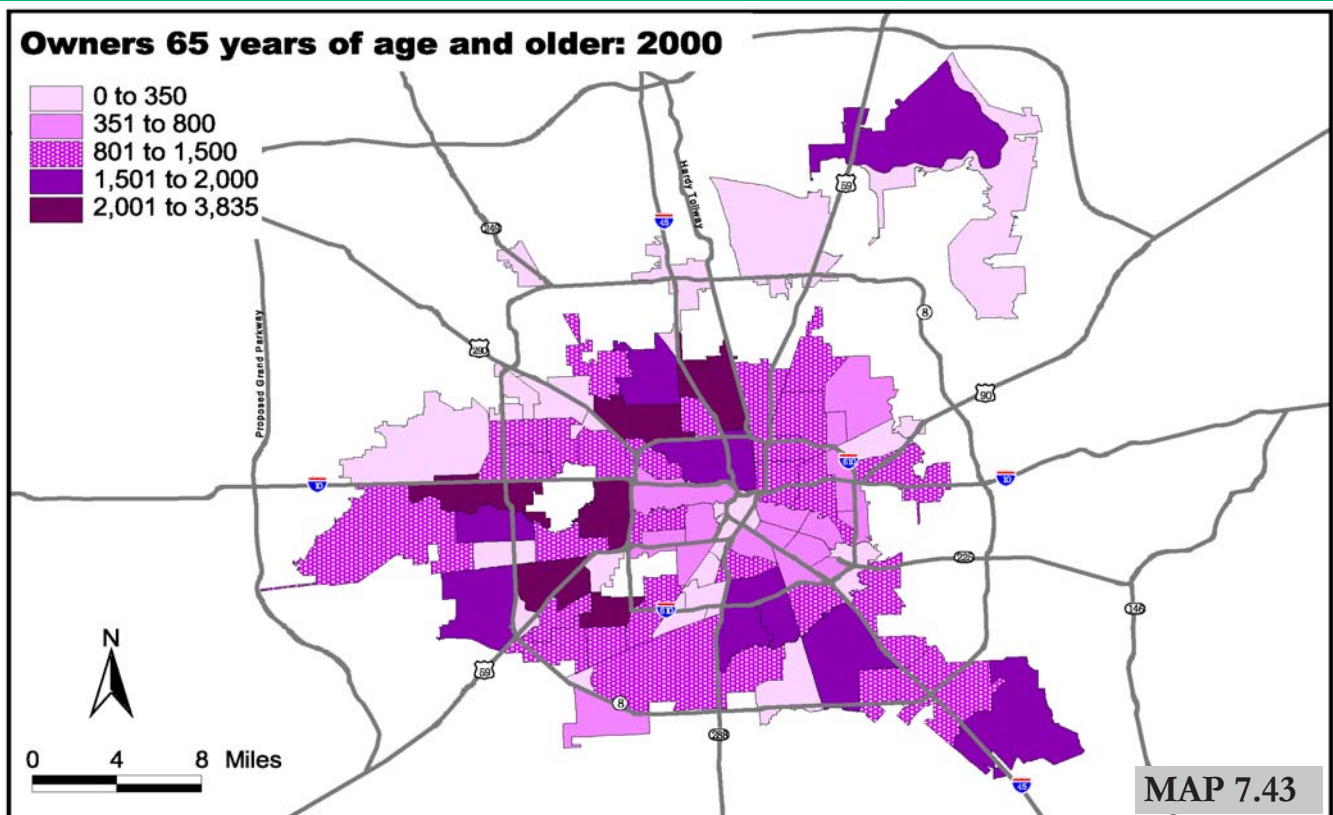
Chapter 7: Housing

Housing Tenure By Age



Chapter 7: Housing

Housing Tenure By Age



Chapter 7: Housing

Housing Tenure By Age

TENURE BY RACE 1990 AND 2000

Between 1990 and 2000, there was only a small change in the ratio of owner occupied to renter occupied housing units. The citywide homeownership rate was 46% in 2000, up slightly from 45% in 1990. The total number of owner occupied units increased by 36,963 units, while renter occupied units increased by 36,559 units. Of the additional 36,963 owner households, almost half were of 'Other' race, while the remainder were evenly divided between White, Black and Asian households. Renter households increased by 36,559, of which about 2/3 were of 'Other' race. White renter households decreased by about 10,537 households.

Areas outside Loop 610 have larger numbers of owner occupied units, especially Kingwood, Alief and Clear Lake, each with over 14,000 such units. Renter occupied units occur in larger numbers in the southwest, especially in Sharpstown, Woodlake/ Briarmeadow and Alief each with over 16,000 such units.

OWNER HOUSEHOLDS

White households

White owner households accounted for 63% of all owner households in 2000, down from 68% in 1990. While this could represent a shift in ownership patterns, it is more likely due to the loss of more than 10,000 White households in

Table 7.8

Tenure by Race 1990 and 2000

	Households		#	%
	2000	1990	change	change
Owner Occupied Housing Units	329,006	292,043	36,963	12.7%
Householder who is White	205,665	198,746	6,919	3.5%
Householder who is Black	72,382	65,383	6,999	10.7%
Householder who is Asian	15,898	9,631	6,267	65.1%
Householder who is Some other race	35,061	18,283	16,778	91.8%
Renter Occupied Housing Units	389,225	352,666	36,559	10.4%
Householder who is White	185,995	196,532	-10,537	-5.4%
Householder who is Black	111,110	97,559	13,551	13.9%
Householder who is Asian	23,212	14,045	9,167	65.3%
Householder who is Some other race	68,908	44,530	24,378	54.7%

	Households		#	%
	2000	1990	change	change
Occupied Housing Units with a householder who is Hispanic	194,813	120,132	74,681	62.2%
Hispanic Owner	69,542	38,290	31,252	81.6%
Hispanic Renter	125,271	81,842	43,429	53.1%

Chapter 7: Housing

Housing Tenure By Age

the City. Large numbers of White owner households are found in most of the western half of the City, Kingwood, Clear Lake and Ellington/South Belt. White households account for 80% or more of all homeowners in most Super Neighborhoods on either side of I-10 west of Downtown extending to the City edge, in the far northeast and in Clear Lake.

Black Households

Both in 1990 and 2000, Black owner households accounted for 22% of all owner households in the City. Large numbers of Black owner households are located in Super Neighborhoods in the northeast, south, and to some degree the Clear Lake area as well as Alief and Greater Fondren S.W. This pattern was largely unchanged from 1990. West Houston has markedly low proportions of Black homeowners. In contrast, more than 80% of Black households are home owners in Super Neighborhoods south of Downtown to the City's edge northeast of Downtown.

Asian Households

Asian households increased slightly from 3% to 5% of all owner households between 1990 and 2000. In 2000, Asian homeowners are found in relatively larger numbers (approximately 3,000) in only a few southwestern Super Neighborhoods and areas to the southeast including Clear Lake. This pattern is also very similar to 1990, although there were increases in Asian owner households located within the Loop 610 in

Braeswood Place, Astrodome and University Place by 2000.

Above 20% of Asian households are homeowners in Westbranch, Alief and Astrodome Super Neighborhoods. This represents a change from 1990 when no Super Neighborhoods had such high concentrations of Asian homeowners.

Householders of "Other" Race

The "Other" category increased from 6% to 11% of all homeowners between 1990 and 2000. Although homeowners that identified themselves as "Other" race in 2000 can be found throughout the eastern and northern halves of the City, mainly north of I-10 and east of Mykawa Road, two Super Neighborhoods in the southwest, Alief and Central Southwest, also have large populations in this category.

Three Super Neighborhoods in the eastern part of the City have higher concentrations of homeowners in the "Other" category than the rest of the City: El Dorado/ Oates Prairie, Denver Harbor/ Port Houston and Harrisburg/ Manchester. Although the general area is the same, this represents fewer Super Neighborhoods and lower concentrations than were evident in this category in 1990.

Hispanic Householders

Tenure among Hispanic households must be examined separately because, as an Ethnic origin, it includes members each of the race

Chapter 7: Housing

Housing Tenure By Age

groups already examined. Hispanic owner households accounted for 21% of all owner households in 2000, as compared to 13% in 1990.

Hispanic owner households occur in largest numbers to the southeast and immediately north of Downtown. As the Hispanic population has grown since 1990, new Super Neighborhoods such as Greater Hobby, Central Southwest and Alief gained large Hispanic owner households. Hispanic homeowners are most concentrated east of Downtown inside Loop 610 and to a lesser degree extending north of Downtown to the City's edge. More than 80% of all owner households in Denver Harbor, Second Ward and Magnolia Park are Hispanic.

RENTER HOUSEHOLDS

White households

White households accounted for 48% of all renter households in 2000, a substantial decline from 56% in 1990. This is not surprising in the context of the overall decline in the number of White households in the City. White renter households account for more than 80% of all renter households areas extending west of Downtown just beyond Loop 610 and in the far northeast.

Black households

Black renter households increased slightly from 28% to 29% of all renter households between 1990 and 2000. This group is found in largest

numbers to the southwest as well as Greater Inwood and Greenspoint Super Neighborhoods.

Asian households

Asian renter households increased from 4% to 6% of all renter households since 1990. The largest numbers of Asian renter occupied households are found in the southwest and in the far southeast. More than 20% of all renter households in the Medical Center Super Neighborhood are Asian households.

'Other' households

Renter households of "Other" race increased from 13% to 18% of all renter households between 1990 and 2000. They are spread throughout the City. The largest numbers are located to the southwest (Gulfton and Sharpstown) and in Super Neighborhoods extending north of Downtown to Greenspoint.

Hispanic Households

Hispanic renter households must be examined separately because, as an Ethnic origin, it includes members of each of the race groups already examined. Hispanic households accounted for 32% of all renter households in the City in 2000, a substantial increase from 23% in 1990. Gulfton and Sharpstown, to the southwest, and Greenspoint, to the north, have the largest Hispanic renter populations. More than 40% of all renter households are Hispanic in Super Neighborhoods to the southeast of Downtown.

Chapter 7: Housing

Housing Tenure By Age

Figure 7.9
Owner Households by Race: 2000

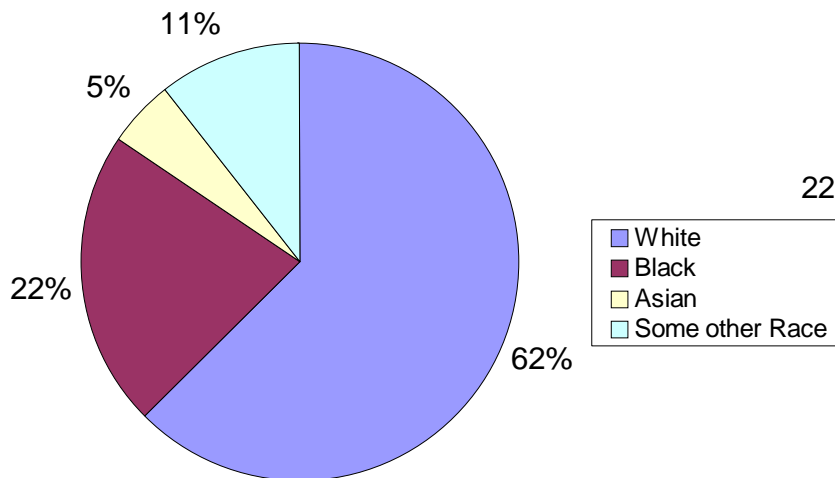


Figure 7.10
Owner Households by Race: 1990

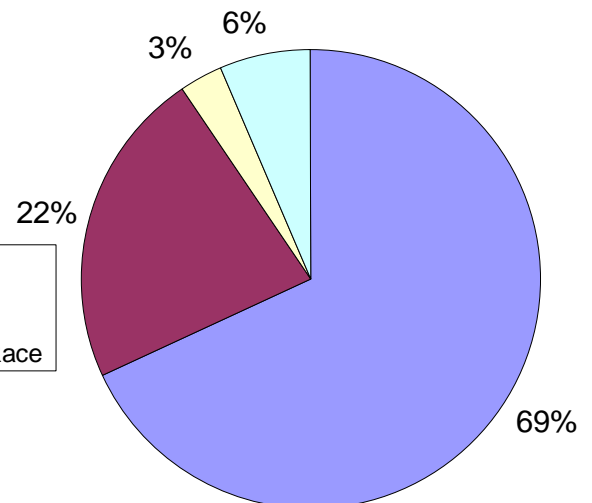


Figure 7.11
Renter Households by Race: 2000

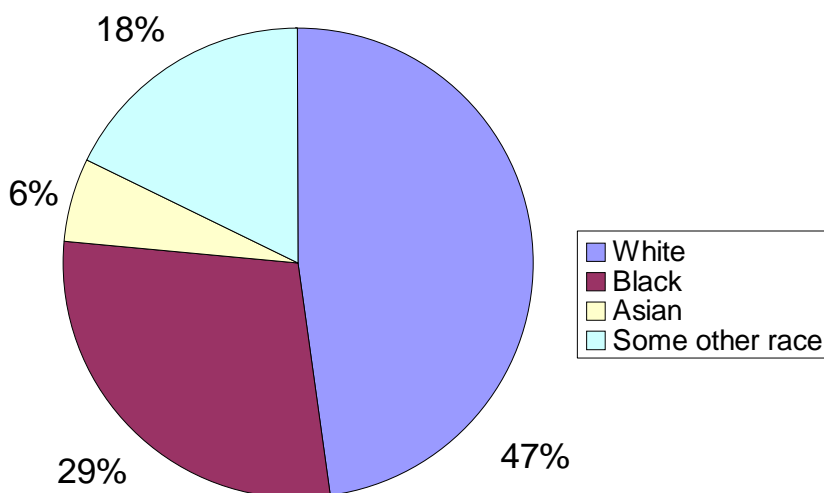
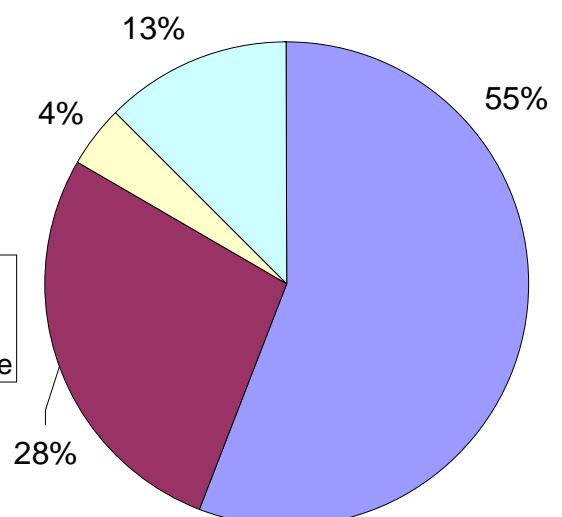
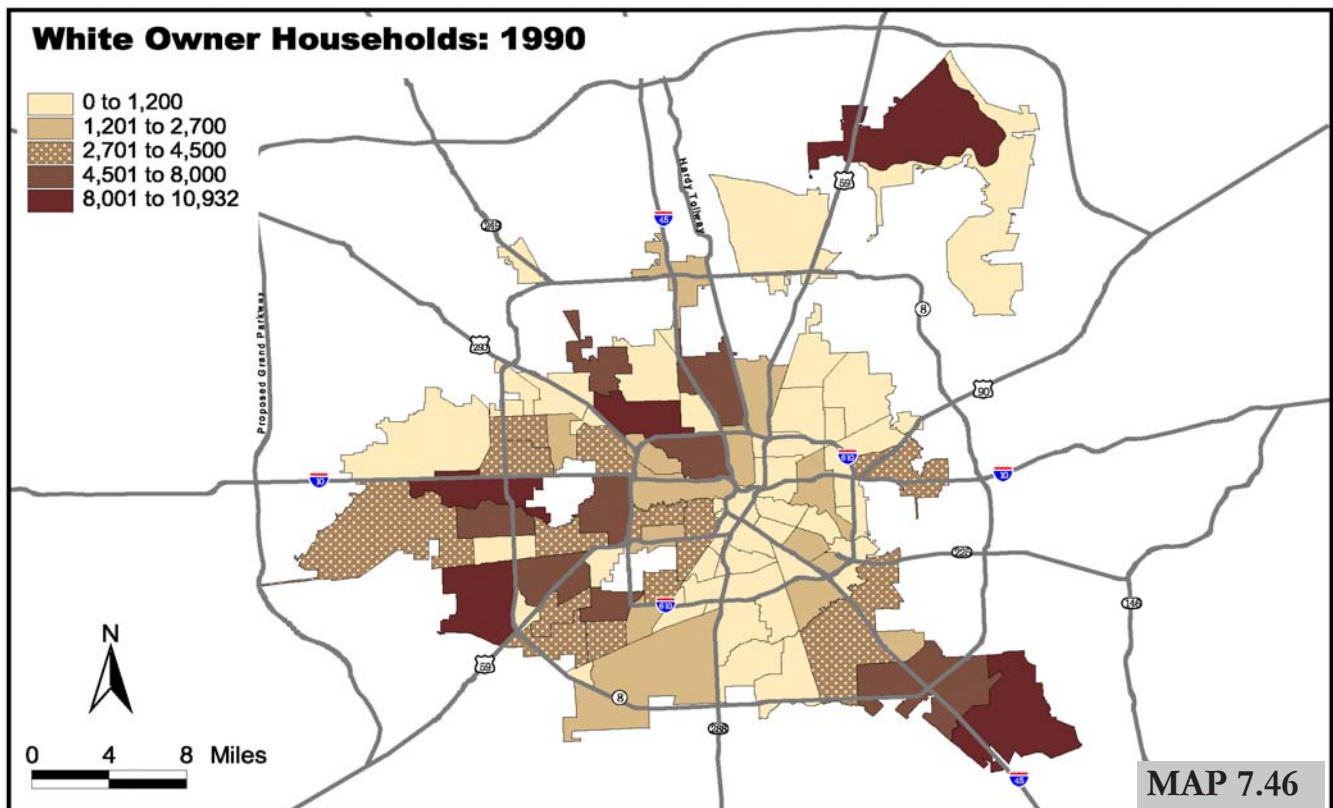
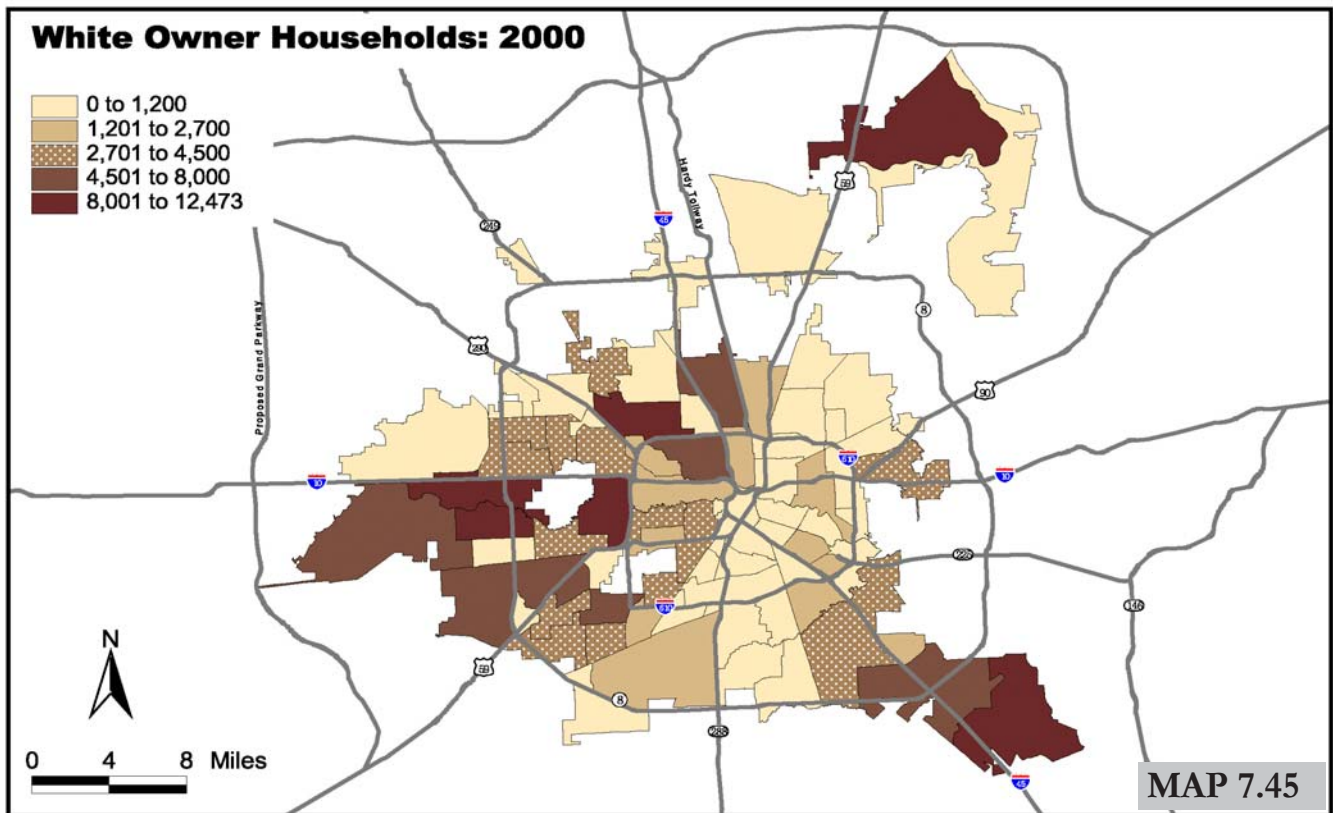


Figure 7.12
Renter Households by Race: 1990



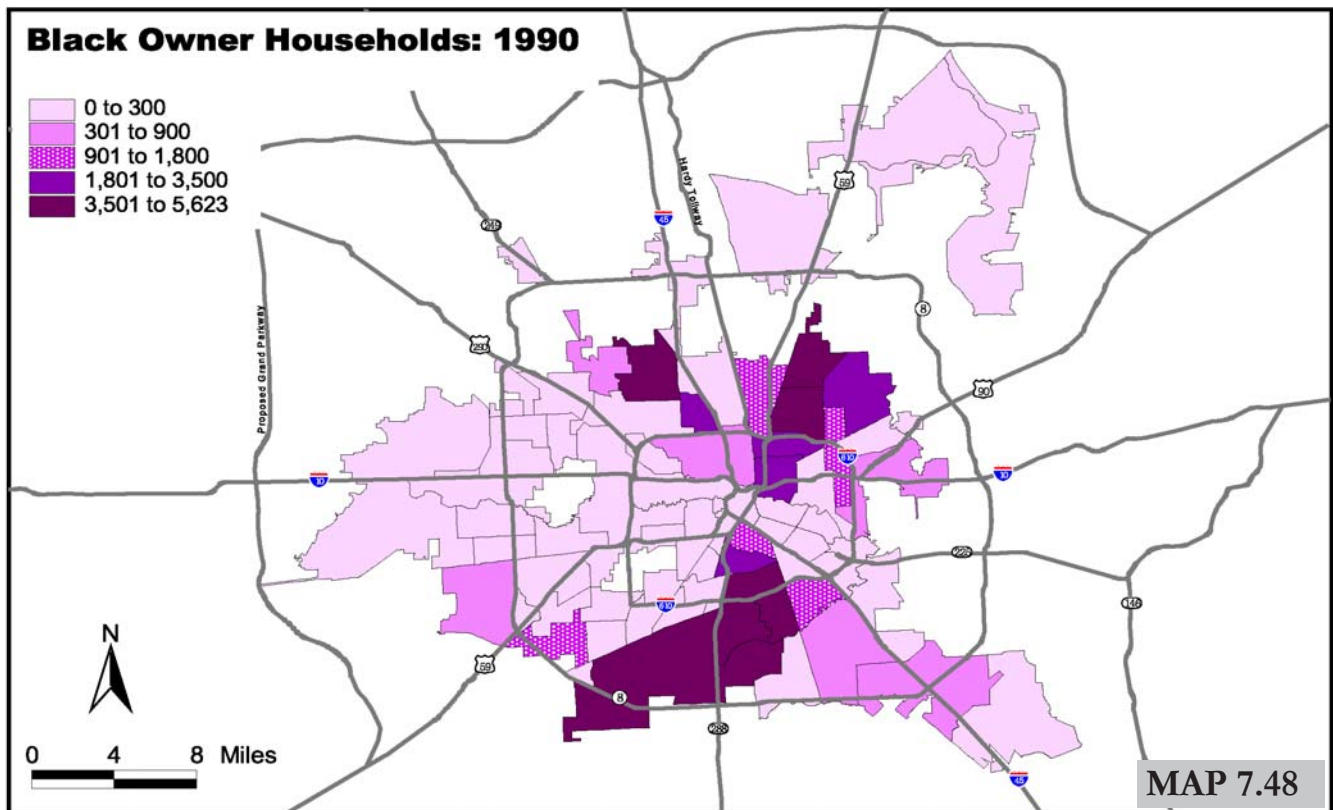
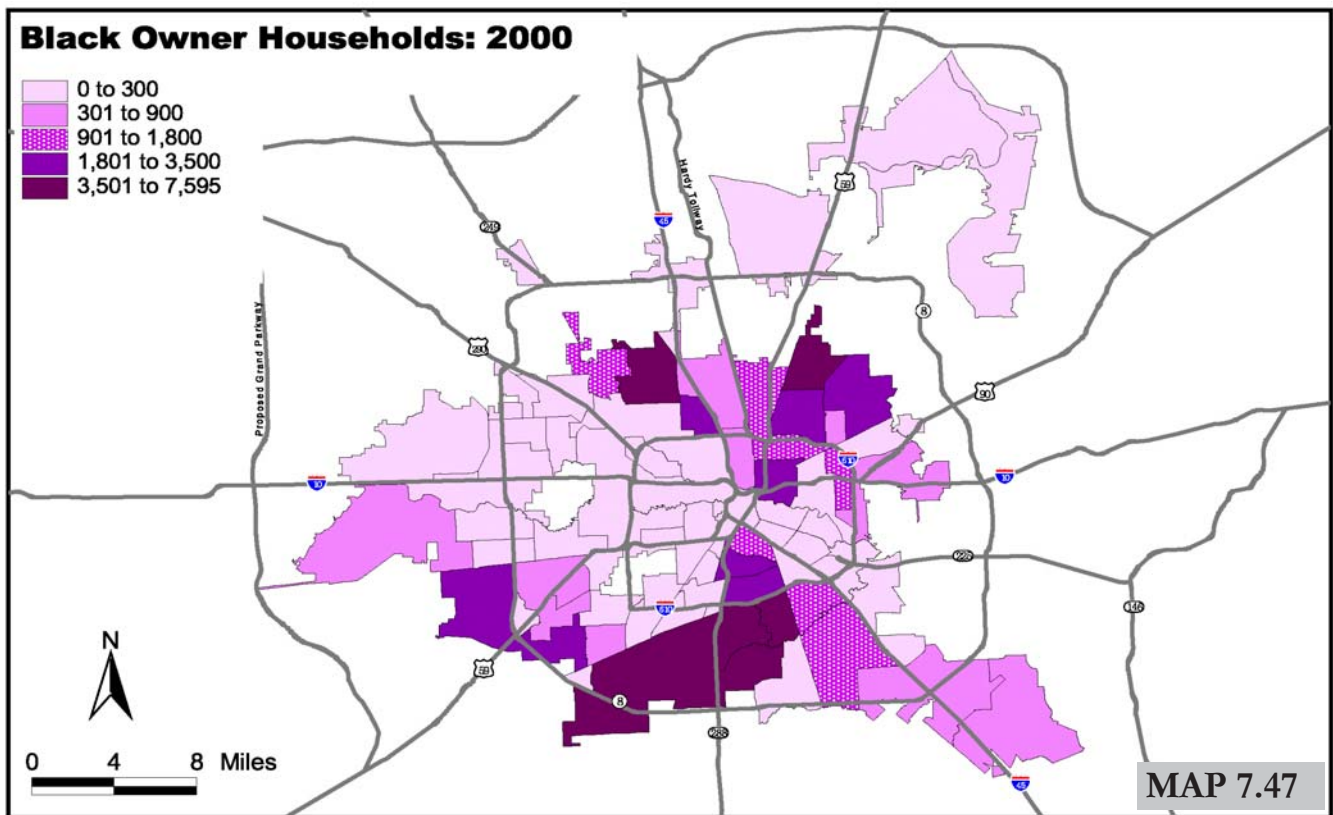
Chapter 7: Housing

Housing Tenure By Age



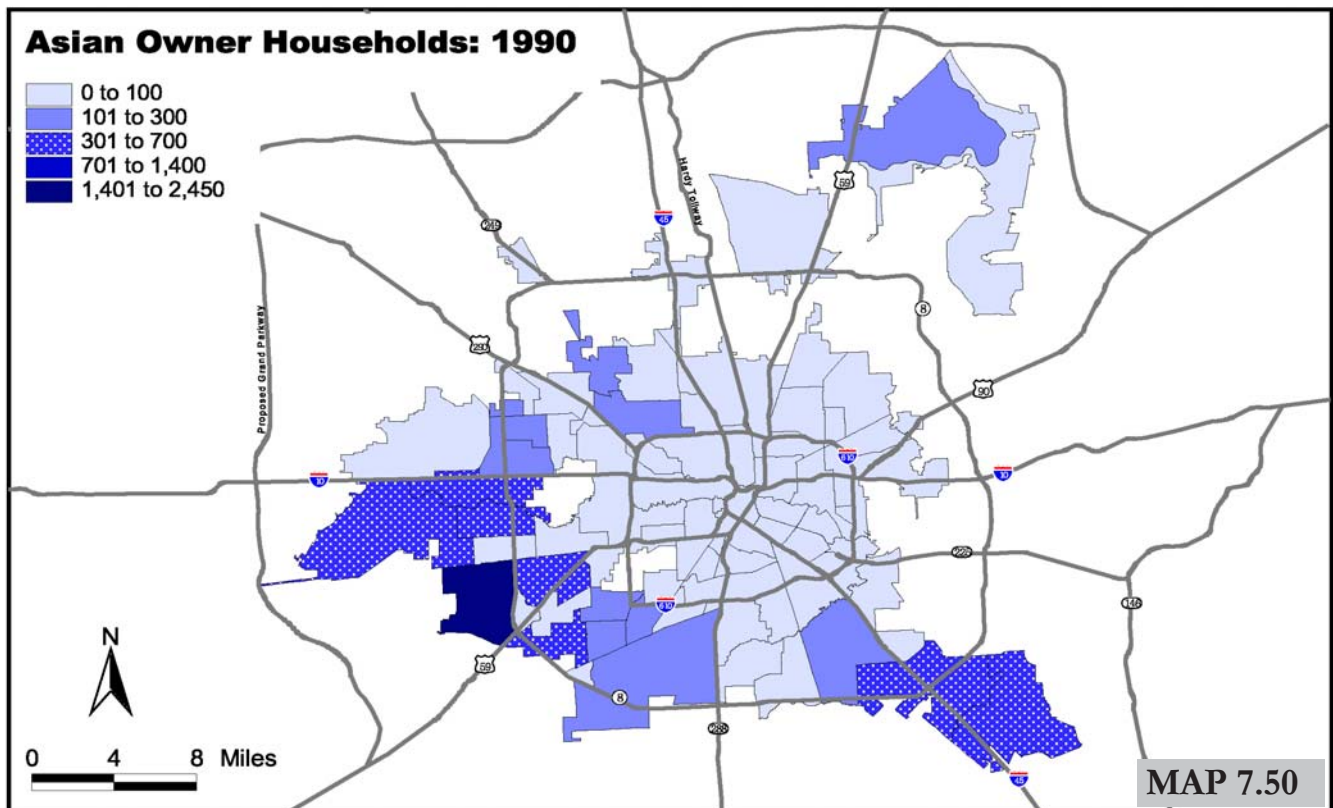
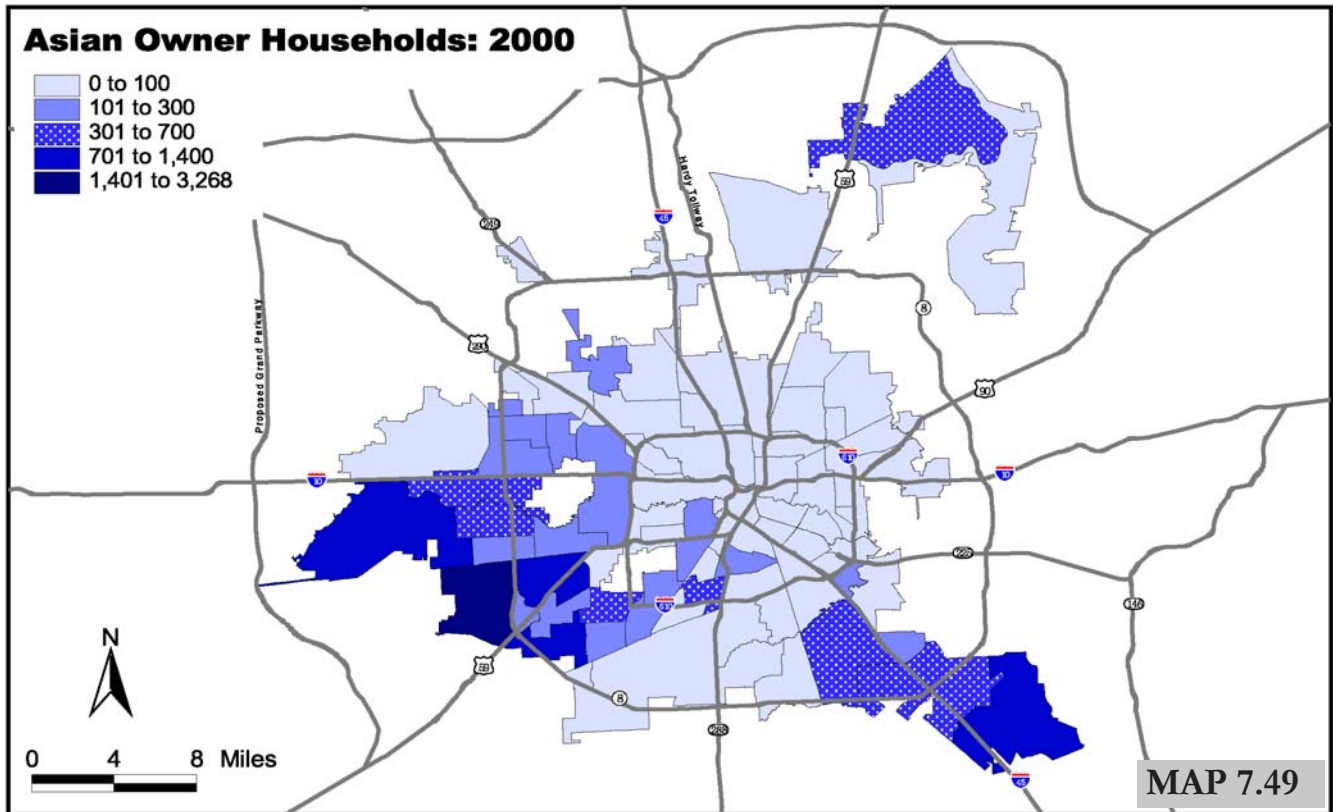
Chapter 7: Housing

Housing Tenure By Age



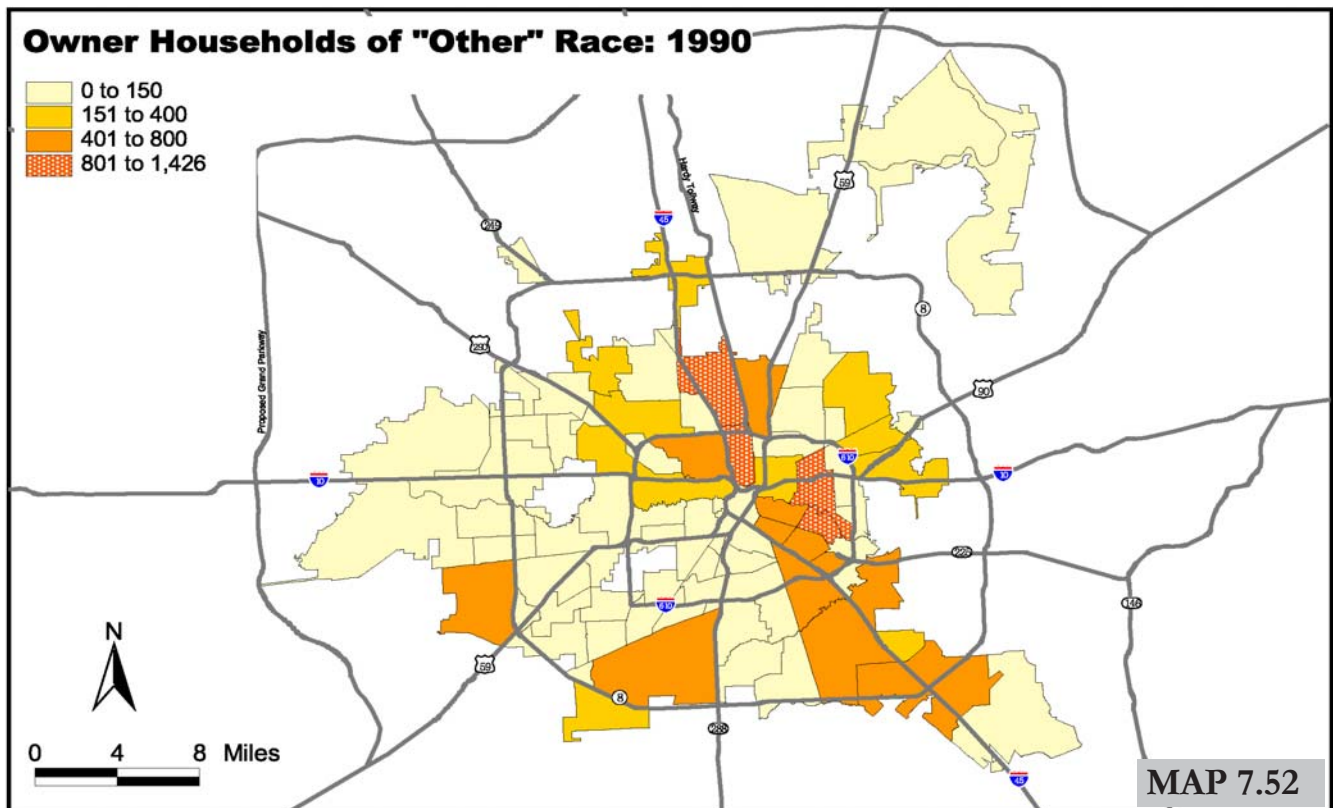
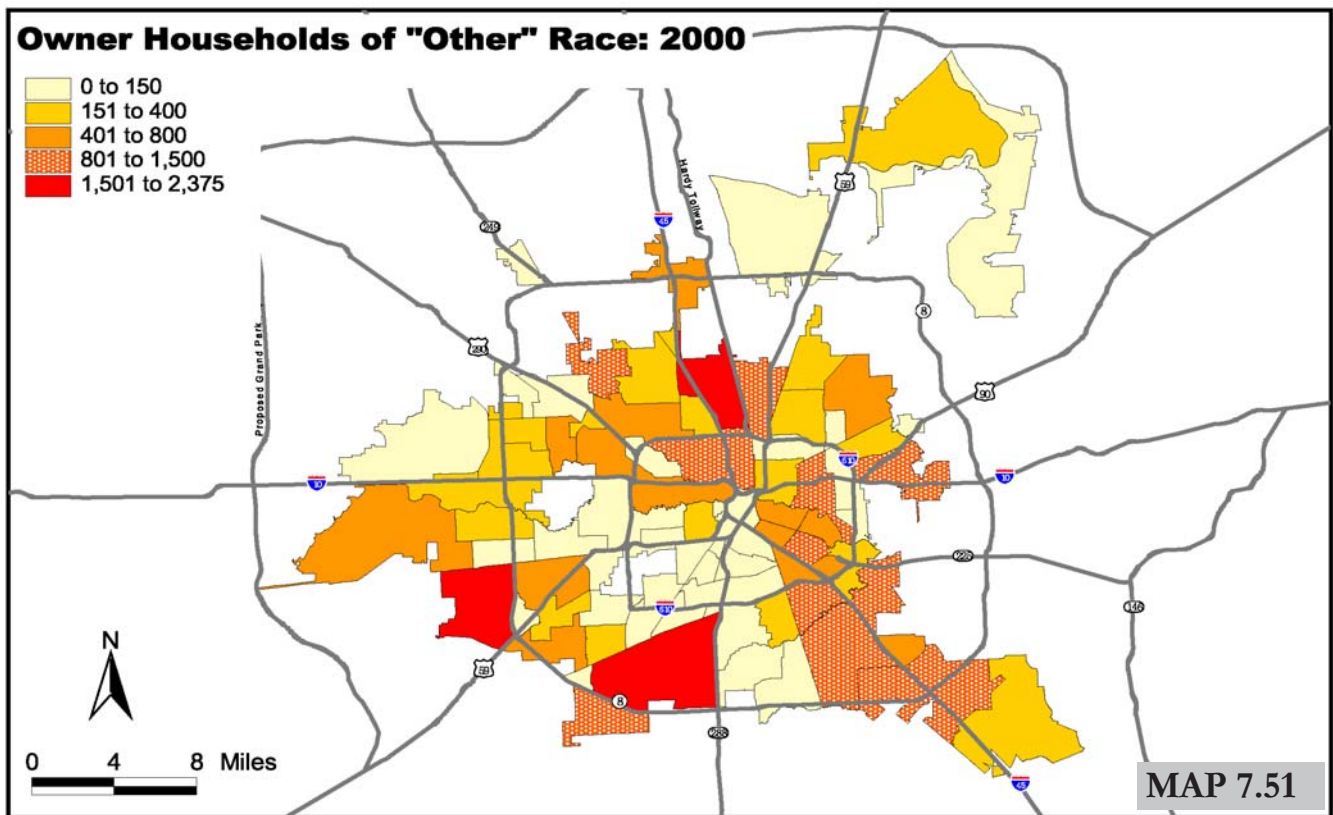
Chapter 7: Housing

Housing Tenure By Age



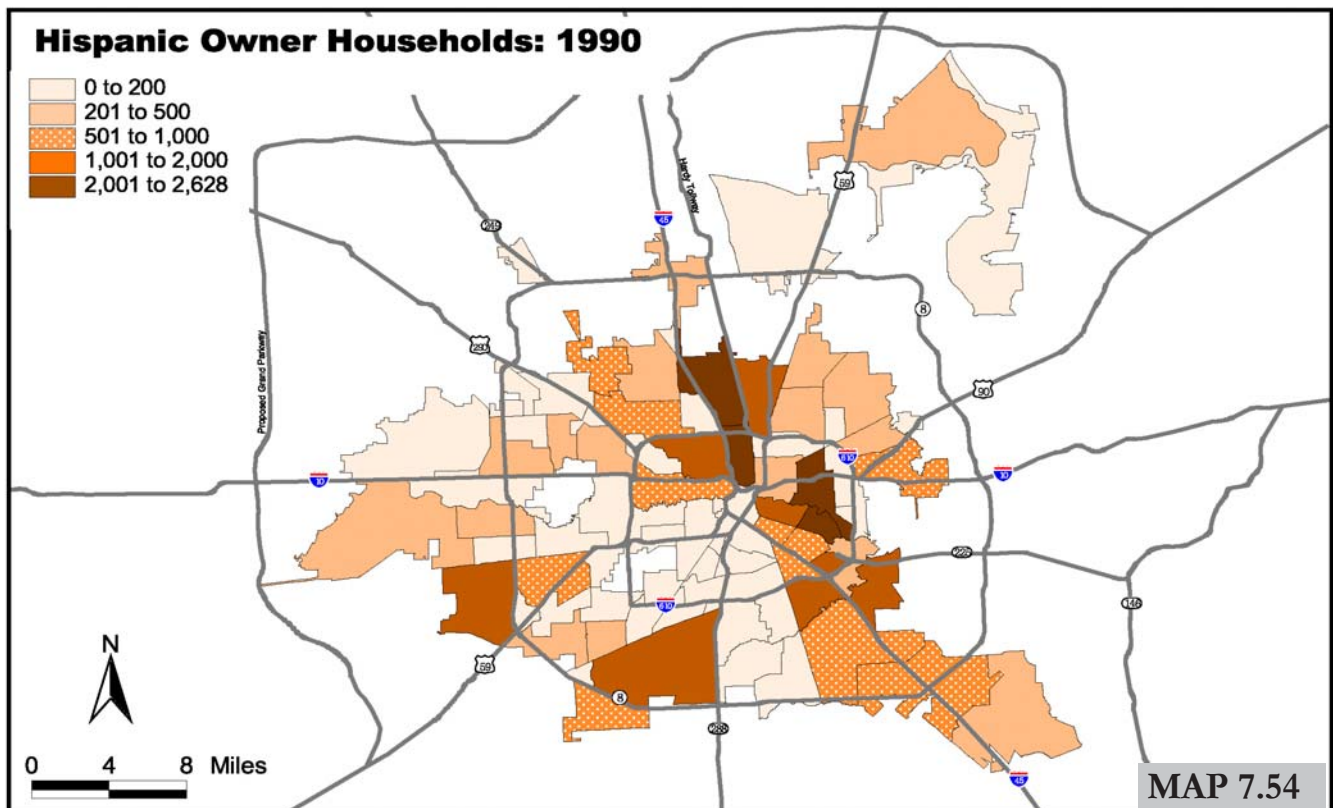
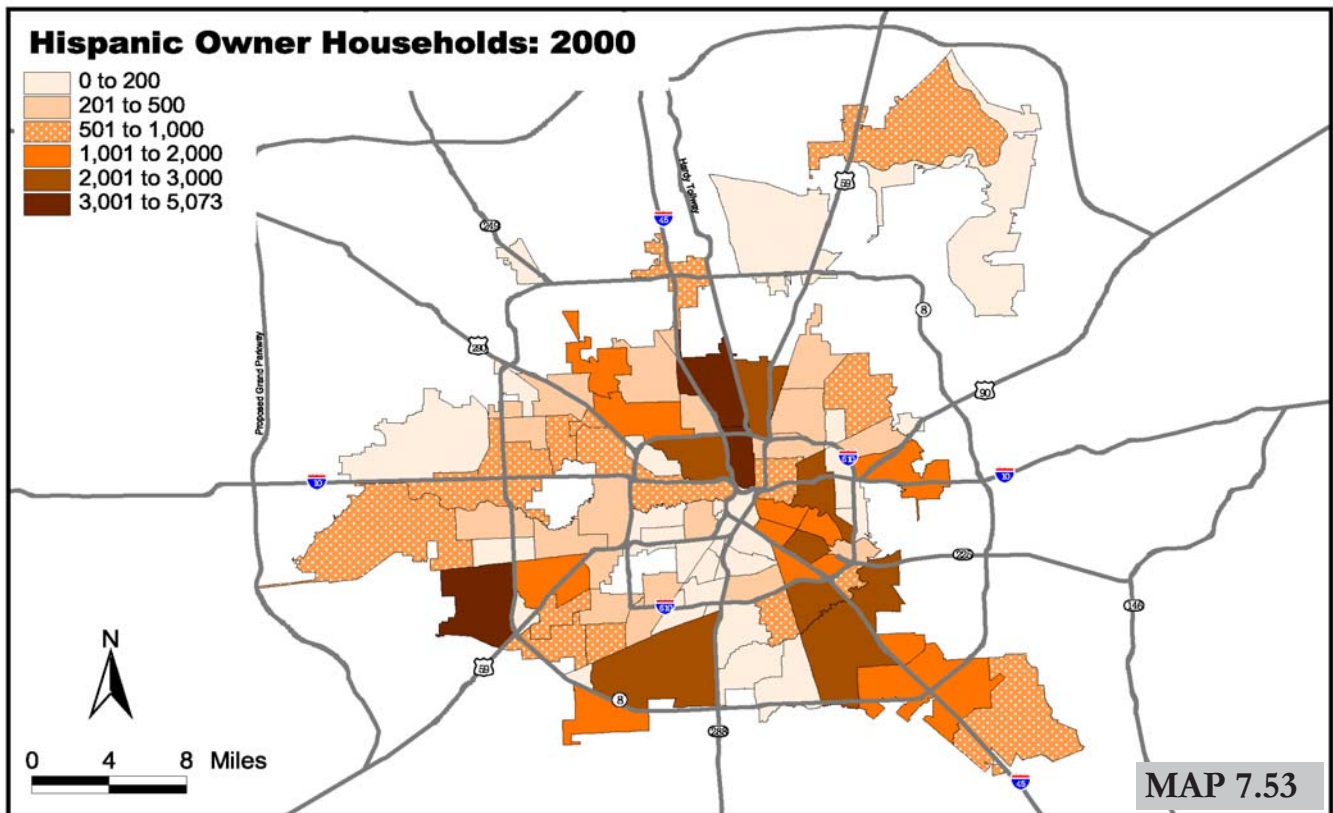
Chapter 7: Housing

Housing Tenure By Age



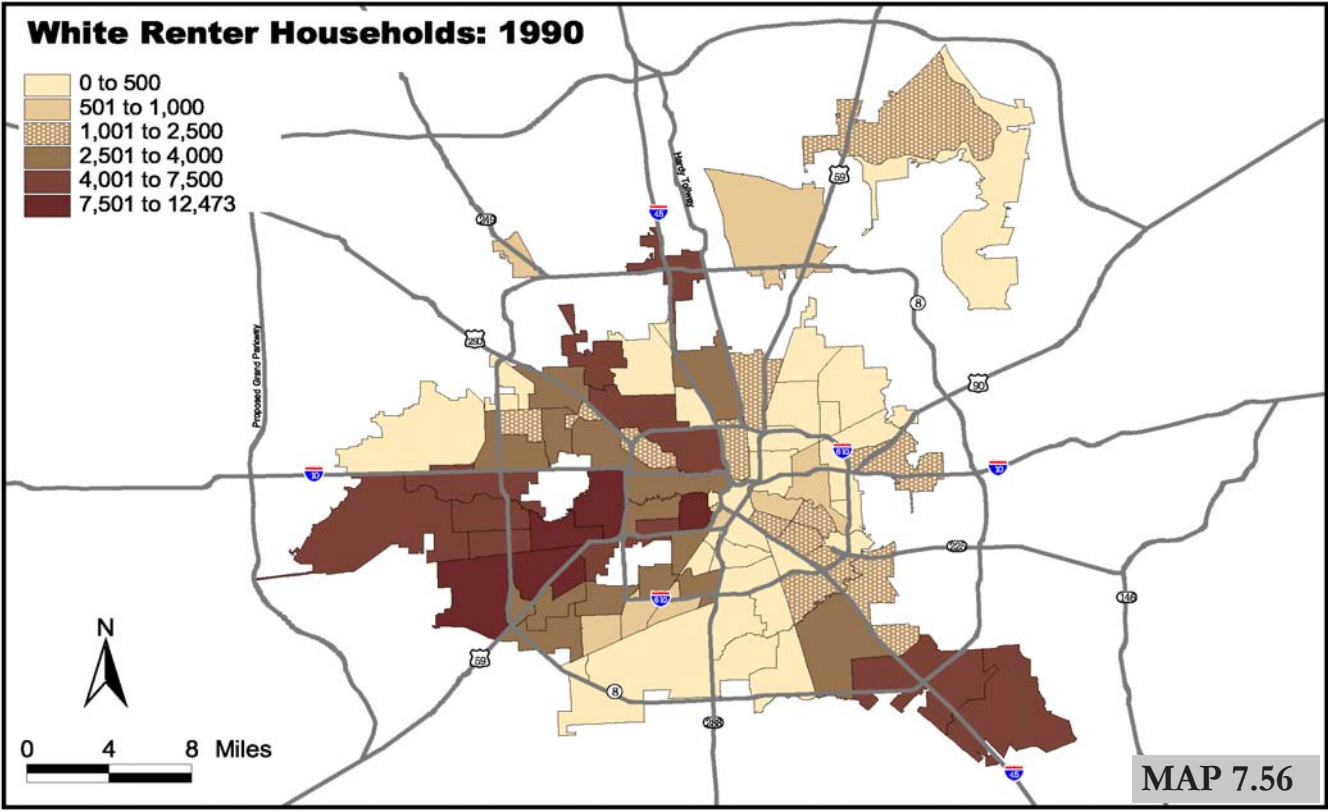
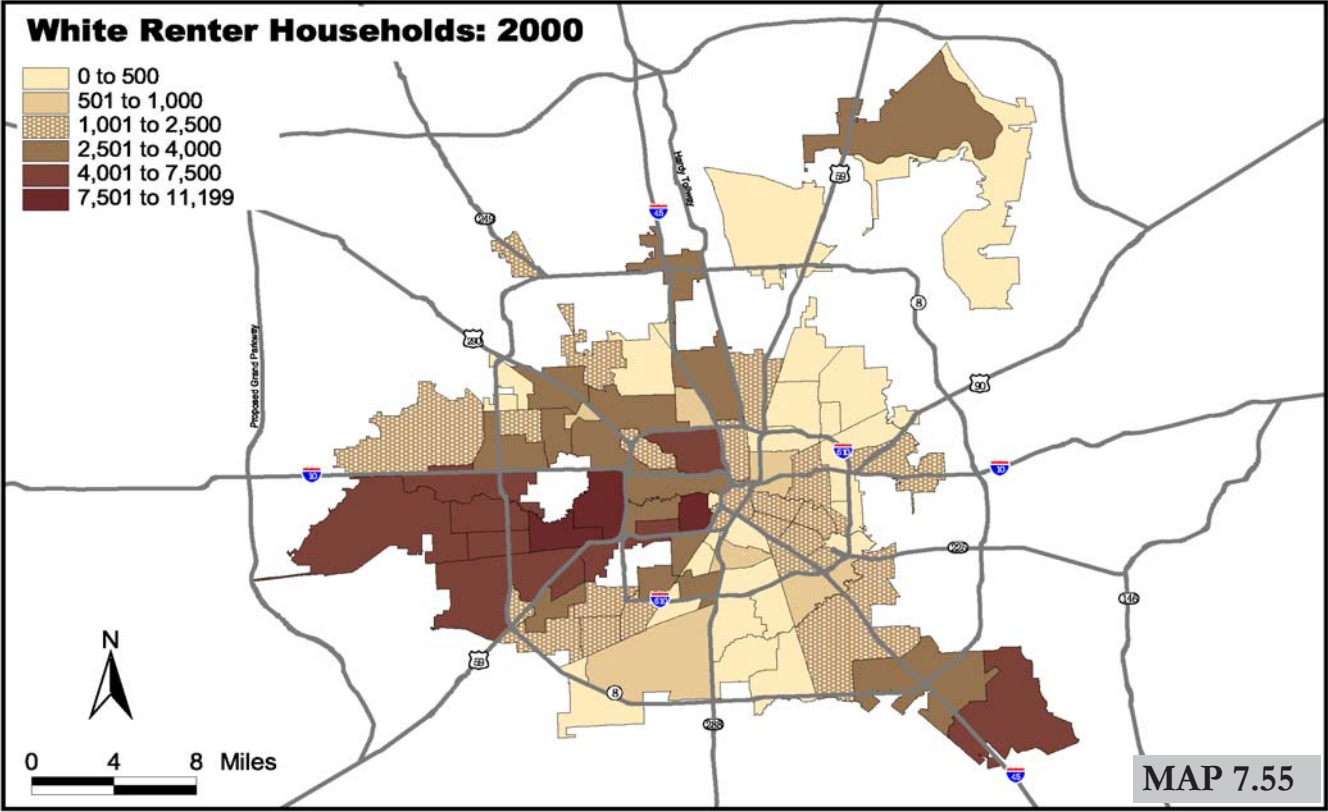
Chapter 7: Housing

Housing Tenure By Age



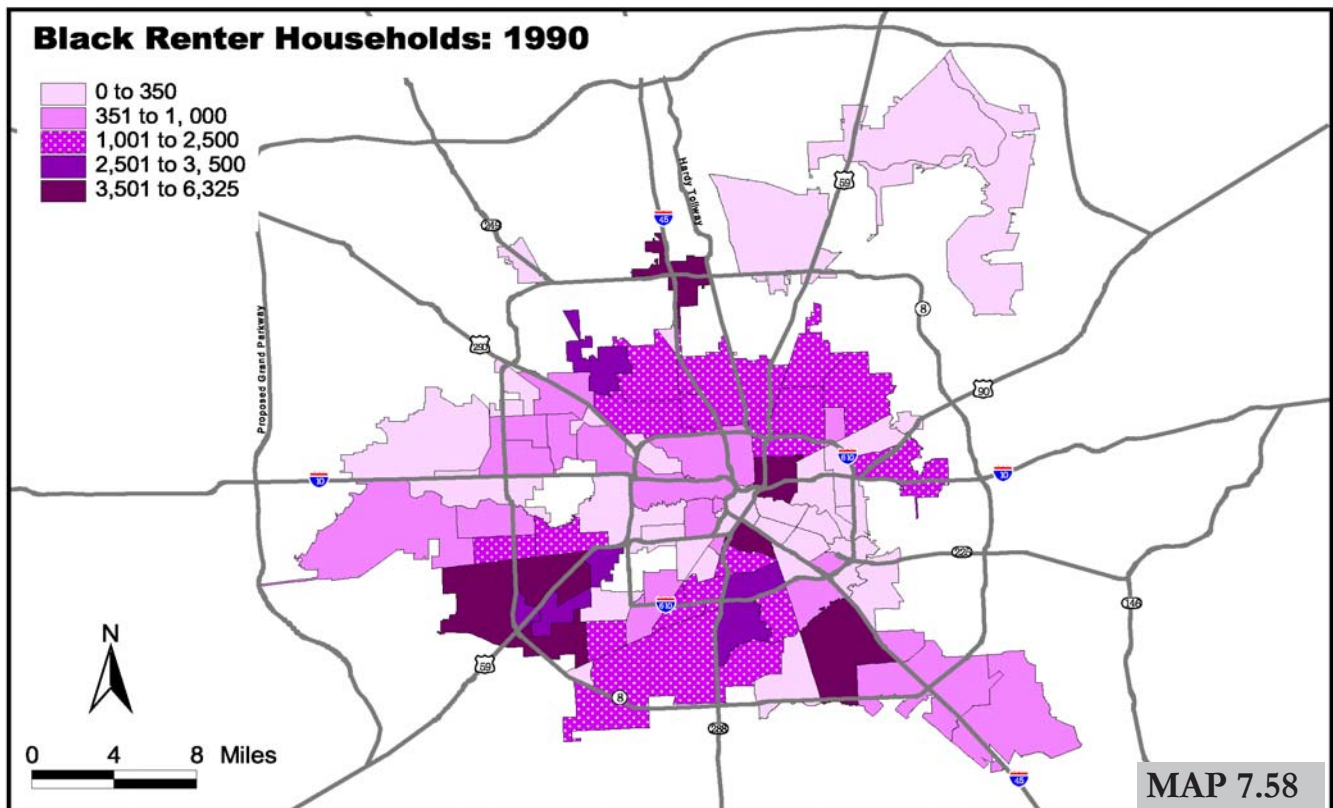
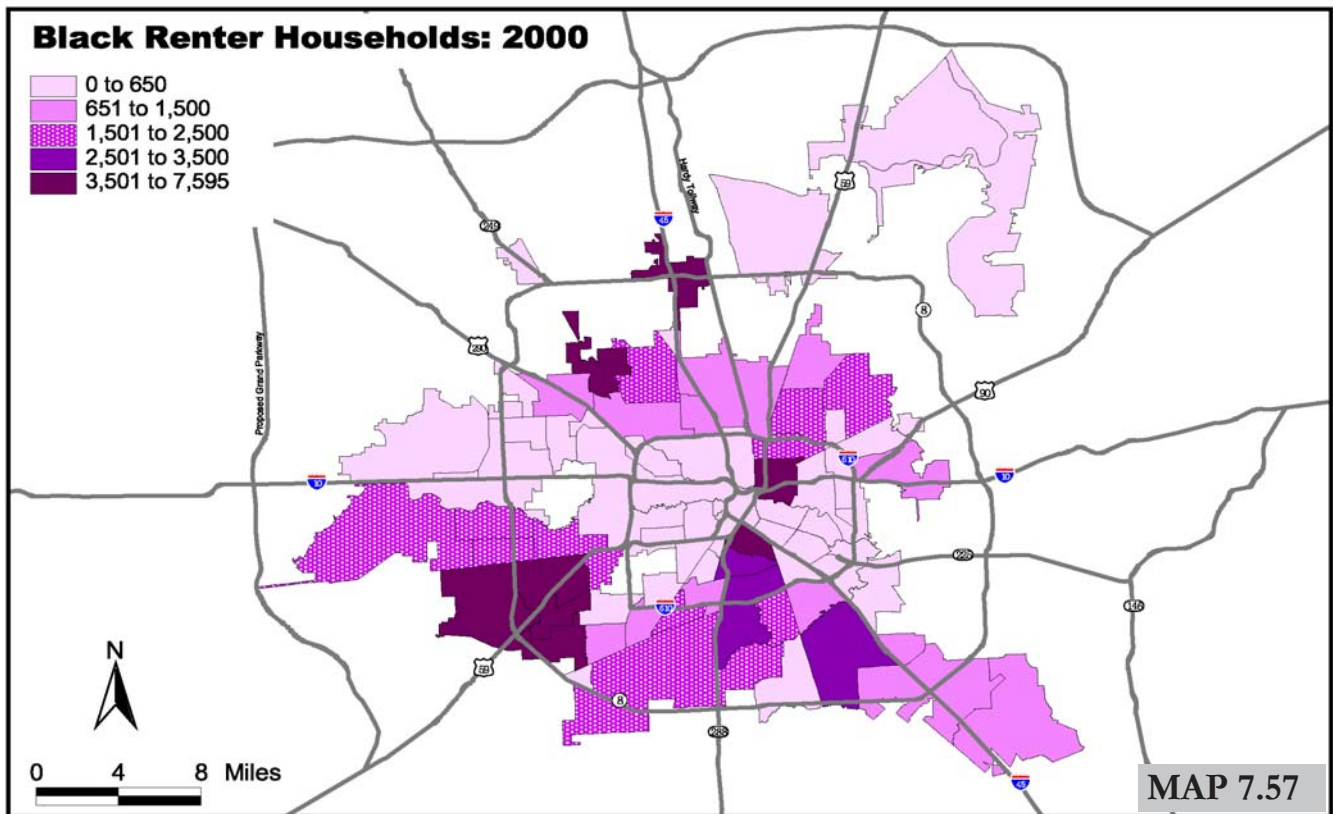
Chapter 7: Housing

Housing Tenure By Age



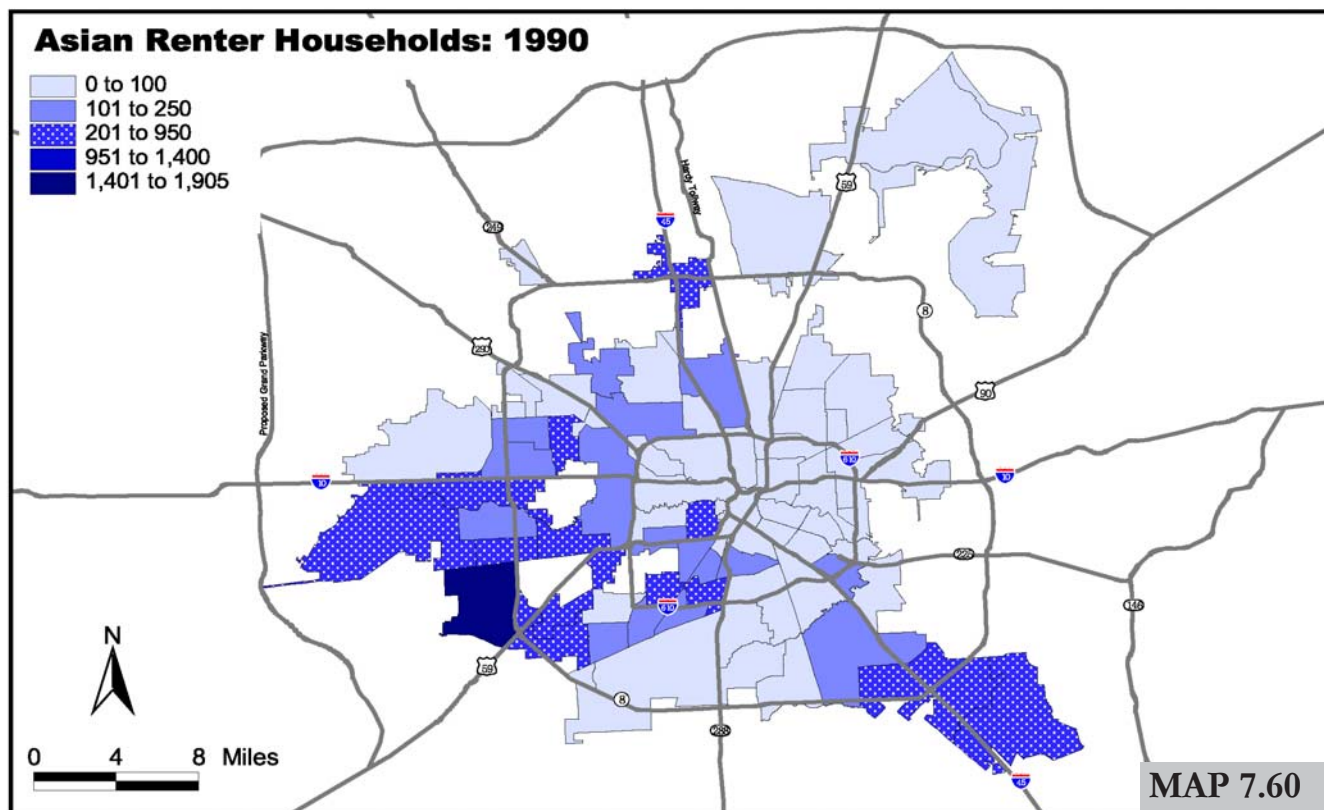
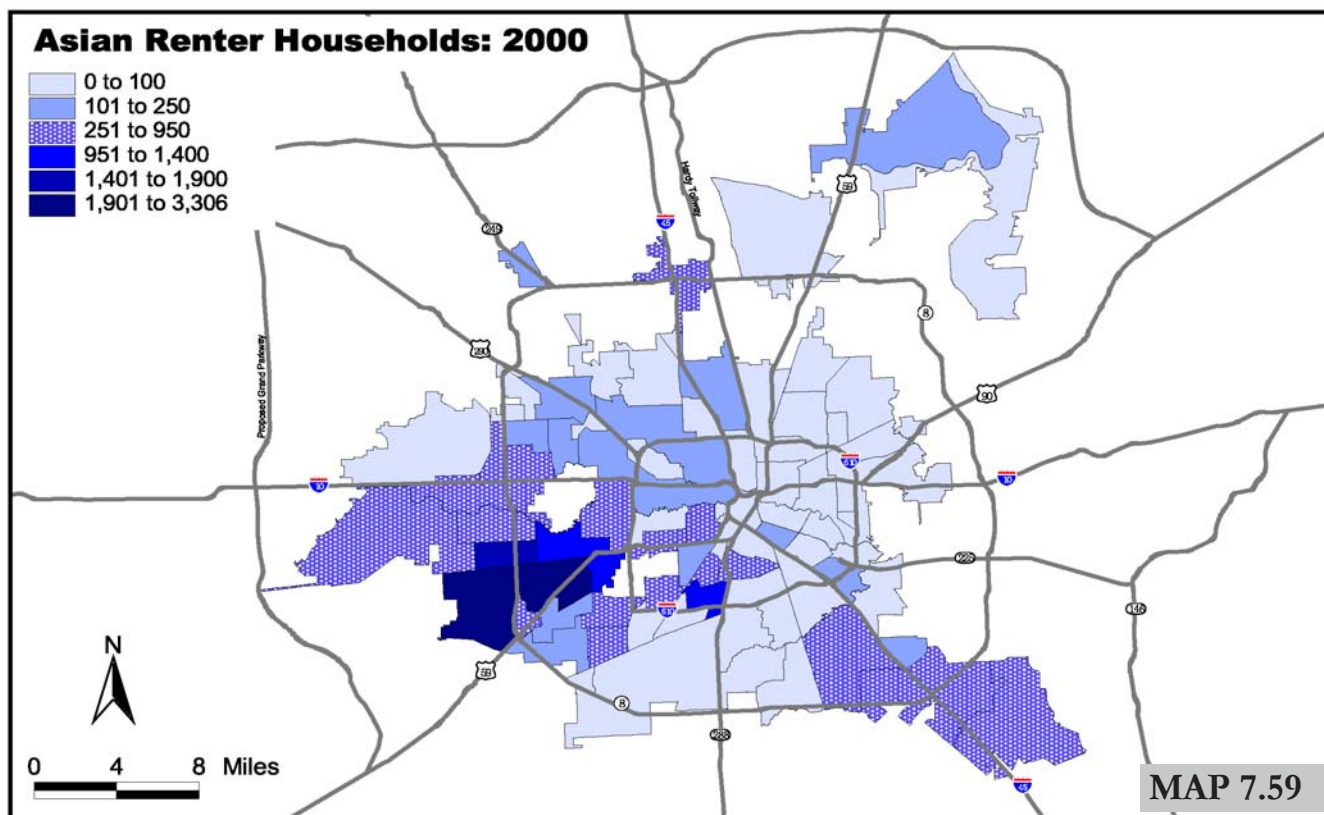
Chapter 7: Housing

Housing Tenure By Age



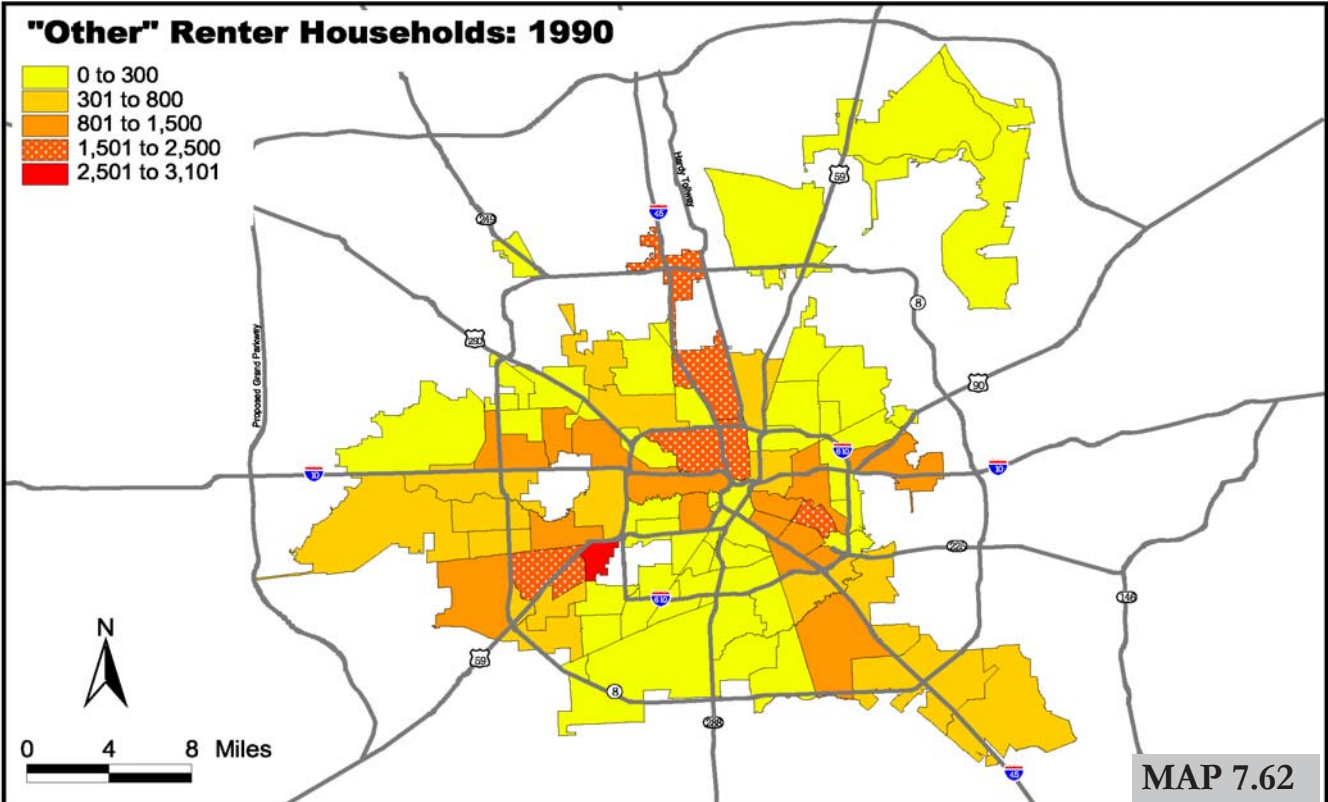
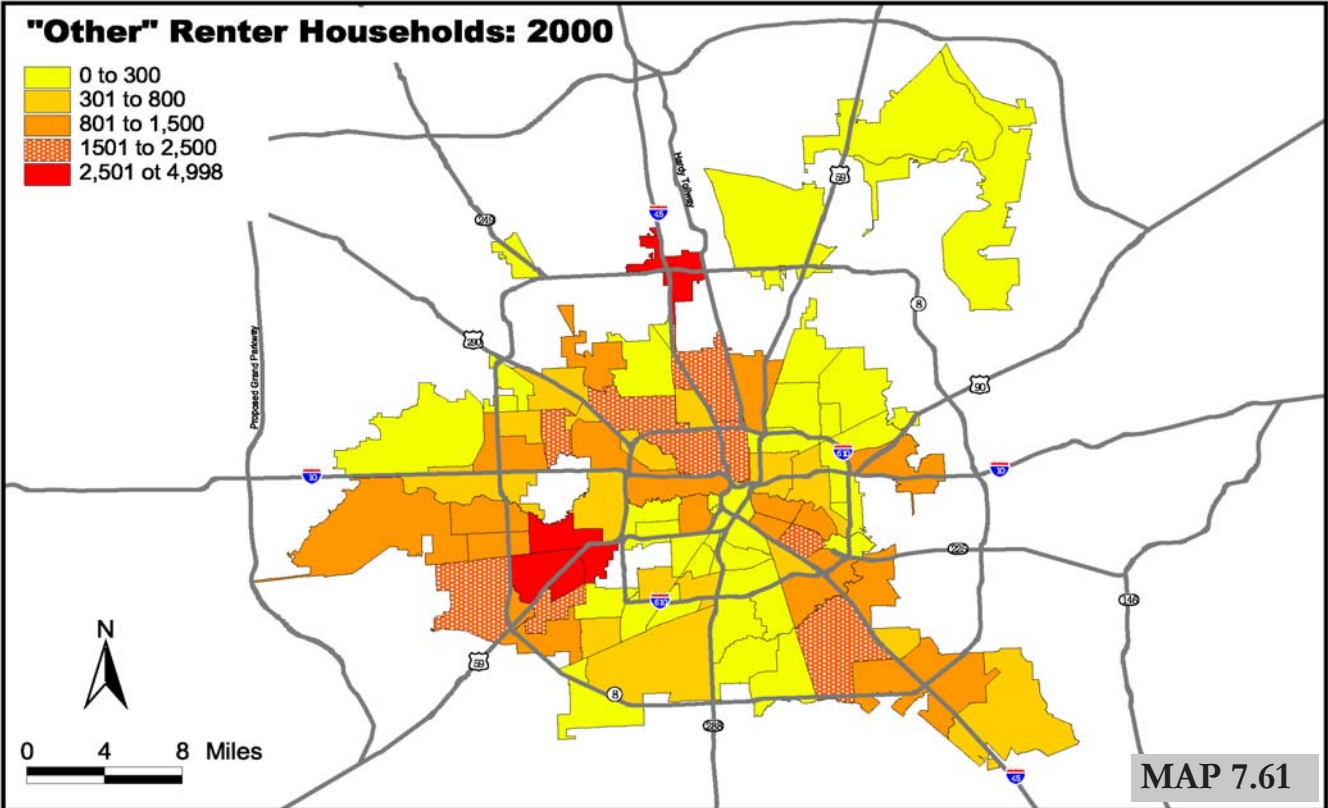
Chapter 7: Housing

Housing Tenure By Age



Chapter 7: Housing

Housing Tenure By Age



Chapter 7: Housing

Housing Tenure By Age

